144.0	0006	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	820,200 / 820,200
					USE VALUE:	820,200 / 820,200
					ASSESSED:	820,200 / 820,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		OTTAWA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GORMLEY BRENDAN/TRUSTEE
Owner 2:	GORMLEY FAMILY TRUST
Owner 3:	
Street 1:	29 OTTAWA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GORMLEY BRENDAN-MARGARET M -
Owner 2:	-
Street 1:	29 OTTAWA RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,166 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Wood Shingle Exterior and 2100 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6166.000	331,800	4,400	484,000	820,200
Total Card	0.142	331,800	4,400	484,000	820,200
Total Parcel	0.142	331,800	4,400	484,000	820,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 390.66 | /Parcel: 390.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 144.0-0006-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	331,800	4400	6,166.	484,000	820,200	820,200	Year End Roll	12/18/2019
2019	101	FV	252,000	4400	6,166.	453,700	710,100	710,100	Year End Roll	1/3/2019
2018	101	FV	260,100	4400	6,166.	375,100	639,600	639,600	Year End Roll	12/20/2017
2017	101	FV	260,100	4400	6,166.	344,800	609,300	609,300	Year End Roll	1/3/2017
2016	101	FV	260,100	4400	6,166.	314,600	579,100	579,100	Year End	1/4/2016
2015	101	FV	245,900	4400	6,166.	308,500	558,800	558,800	Year End Roll	12/11/2014
2014	101	FV	245,900	4400	6,166.	286,800	537,100	537,100	Year End Roll	12/16/2013
2013	101	FV	245,900	4400	6,166.	272,800	523,100	523,100		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GORMLEY BRENDAN	35910-296		7/17/2002	Family		No	No		
	12197-679		5/2/1972		33,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/16/2019	667	Re-Roof	7,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
2/19/2018	MEAS&NOTICE	HS	Hanne S
2/2/2009	Measured	372	PATRIOT
11/18/1999	Meas/Inspect	256	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6166		Sq. Ft.	Site		0	80.	0.98	9									483,987						484,000	

Total AC/HA: 0.14155 | Total SF/SM: 6166 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 483,987 | Spl Credit | Total: 484,000

User Acct

94285

GIS Ref

GIS Ref

Insp Date

02/19/18

!11257!

PRINT

Date	Time
12/11/20	01:26:50

LAST REV

Date	Time
11/06/19	10:39:58

danam

11257

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	94285
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.26011038
Const Adj.:	0.98990101
Adj $ / SQ:	155.923
Other Features:	86500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	407581
Depreciation:	75810
Depreciated Total:	331771

COMMENTS

PDAS OTHR FIX BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

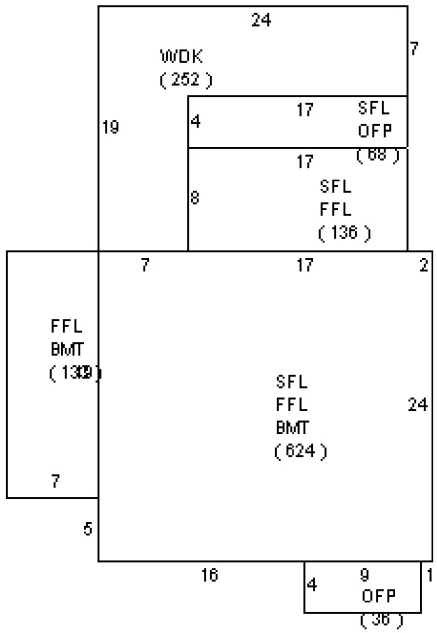
No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	155.92
Special Features:	0	Val/Su Net:	117.08
Final Total:	331800	Val/Su SzAd	192.79

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	893	155.920	139,239
SFL	Second Floor	828	155.920	129,104
BMT	Basement	757	61.980	46,918
WDK	Deck	252	9.870	2,487
OFP	Open Porch	104	32.040	3,332

Net Sketched Area:	2,834			Total:	321,080
Size Ad	1721	Gross Are	2834	FinArea	2100

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 144.0-0006-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1940	22.72	T	40	101			4,400			4,400

More:	N	Total Yard Items:	4,400	Total Special Featues:		Total:	4,400